



DRAFT

City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 4, 2012 **David Gebhard Public Meeting Room:** **630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN - ABSENT
BRIAN MILLER - PRESENT
FRED SWEENEY - PRESENT
JIM ZIMMERMAN – PRESENT @ 3:04 P.M.

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA – ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – PRESENT @ 4:54 P.M.
MICHELLE BEDARD, Planning Technician – ABSENT
KATHLEEN ALLEN, Planning Technician – PRESENT UNTIL 4:17 P.M.
SUSAN GANTZ, Planning Technician – PRESENT FROM 4:17 – 4:54 P.M.
KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/sfdb and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Miller, Sweeney, and Zimmerman (present @ 3:04 p.m.)

Members absent: Bernstein.

Staff present: Allen (present until 4:17 p.m.), Gantz (present from 4:17-4:54 p.m.), Limón (present @ 4:54 p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of May 21, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 21, 2012**, as amended.
Action: Sweeney/Woolery, 5/0/0. Motion carried. (Deisler abstained from Items #1 and #5, Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **Tuesday, May 29, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman**.

Action: Woolery/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

Motion: Ratify the Consent Calendar for **June 4, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery** (Items E, F, and G).

Action: Zimmerman/Miller, 5/0/0. Motion carried. (Bernstein absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Board member Deisler announced he would be stepping down from Item #3, 1131 Las Alturas Road.
2. Ms. Allen announced Board member Bernstein would absent from today's meeting.
3. Heather Baker, Project Planner, announced the availability of the revised Single Family Design Guidelines and Meeting Procedures, specifically regarding the landscaping requirements section. She also reported on last Wednesday's two noticed informational public meetings introducing these revised and updated landscaping regulations and/or procedures; such as a Tree and Landscaping Checklist, a Tree and Landscaping Reference Guide and Submittal Sheet, including a new informational City of Santa Barbara website to assist with filling out the Submittal Sheet at: www.SantaBarbara.gov/landscaping. An instructional video will also soon be available on the website. All informational forms will also be available at the Community Development Planning Counter.

E. Subcommittee Reports.

No subcommittee reports.

REVIEW AFTER FINAL**1. 1706 LA VISTA DEL OCEANO LN****E-1 Zone**

Assessor's Parcel Number: 035-480-062

Application Number: MST2005-00021

Owner: Vista Oceano La Mesa Venture, LLC

Agent: Brent Daniels

Architect: Zehren and Associates

(Proposal for revisions to the previously approved project which result in a net addition of 370 square feet, and approximately 180 square foot second level deck addition. The original project, which is currently under construction, is a new 3,525 square foot two-story, single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet, and is 93% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided.)

(3:16)

Present: Stephanie Poole, Architect and Jennifer Jefus, Assistant.

Public comment opened at 3:23 p.m. As no one wished to speak, public comment was closed.

Motion: Positive Comments for Review After Final and continued indefinitely to Consent with comments:

- 1) Provide deck railing details showing a more robust railing with break-ups of horizontal railing.
- 2) Provide balcony support details.
- 3) Provide detail of the material on the east elevation corner.
- 4) Provide alternate material instead of proposed plaster material.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

2. 1790 SYCAMORE CANYON RD

A-1 Zone

Assessor's Parcel Number: 013-163-018

Application Number: MST2011-00454

Owner: Sycamore Heights, LLC

Designer: Rick Mendez Design C.D.S.

(Proposal involves fire damage repairs, interior remodel, the conversion of the existing 594 square foot attic to a habitable third story floor area, and approximately 244 square feet of new additions to an existing single-family residence. Approximately 300 square feet of the existing 565 square foot attached garage will be converted to floor area. The parking will be provided by an attached one-car garage and a new 498 square foot two-car garage. The proposal will result in an approximately 3,156 square foot three-story single-family residence on a 34,308 square foot lot and is 65% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2010-00361.)

(Fourth Concept Review; Project Design Approval is requested. The project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on March 26, 2012.)

(3:40)

Present: Rick Mendez, Designer.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

A letter of concerns from Paula Westbury was acknowledged.

Motion: **Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) Match the color of the dormer vents to the roof color.
- 3) Provide refined details for the window sill jams and heads to address water intrusion issues.
- 4) Provide details of the balcony floor sheeting edge and addressing its vertical appearance on the outside of the building.
- 5) Provide balcony railing detail.
- 6) Study adding larger lights on north elevation around the front door.
- 7) On the north elevation, add two beams to complete the balconies; provide balcony post and railing details.
- 8) On the East elevation, reverse or remove the wood detailing beneath the windows.
- 9) Study how front door setback can be more consistent with the floor plan.
- 10) Provide a color and materials board.
- 11) If the applicant chooses to replace the wood details with stucco, applicant shall provide a twelve inch by twelve inch sample of the proposed stucco detail.

Action: Sweeney/Woolery, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 4:03 P.M., AND RECOVERED AT 4:07 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)

3. 1131 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-030

Application Number: MST2012-00164

Owner: Charles Rudd Jr.

Architect: Paul Zink

(Proposal to construct a new 4,030 square foot three story, single-family residence, including a basement, and an attached 470 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program. The project was last reviewed on May 21, 2012.)

(4:07)

Present: Paul Zink, Architect; Jamie Herman Pierce, Landscape Architect; and Charles Rudd Jr., Owner.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

Motion: **Project Design Approval, subject to Environmental Assessment requirements, with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, and continued indefinitely to the Full Board with comments:**

- 1) The Board had positive comments regarding the project's neighborhood compatibility, consistency and appearance in size, bulk and scale, that the quality of architecture and materials meets City standards, the landscaping, is acceptable, with the proposed tree removal not posing consistency issues with the Single Family Design Guidelines.
- 2) The Board found the proposed colors acceptable.
- 3) The Board found the proposed floor-to-lot area ratio, for this particular site, aesthetically appropriate and it does not pose consistency issues with the Single Family Design Guidelines.
- 4) Provide further details of the chimney cap, "open" trellis, hand rails, and door element of the pool bath.
- 5) The Board found the proposed color board acceptable; return with color details of the window eyebrows and chimney cap.

Action: Sweeney/Zimmerman, 4/0/0. Motion carried. (Deisler stepped down, Bernstein absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

4. 309 W FIGUEROA ST

R-4 Zone

Assessor's Parcel Number: 039-262-012

Application Number: MST2012-00204

Owner: James M. Heaton

Architect: Keith Rivera

(Proposal for a new 286 square foot roof deck above the existing garage, to include new guardrails, new exterior lighting fixtures, and addition of a new upper level window on the south façade of an existing 1,798 square foot two level single-family residence, including an existing attached 281 square foot garage, and 449 square foot cellar, located on a 4,000 square foot lot.)

(Action may be taken if sufficient information is provided.)

(4:47)

Present: Keith Rivera, Architect; and Mr. and Mrs. James Heaton, Owners.

Public comment opened at 4:54 p.m. As no one wished to speak, public comment was closed.

A letter of concerns from Paula Westbury was acknowledged.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) Study providing a screening solution at the west side deck; landscape planters were suggested; also provide a drainage solution.
- 3) Provide details of the deck flooring and railing materials.

Action: Miller/Woolery, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:07 P.M., AND RECOVERED AT 5:20 P.M. ***

REVIEW AFTER FINAL

5. 22 NICHOLAS LN

E-1 Zone

Assessor's Parcel Number: 015-033-002
Application Number: MST2011-00063
Owner: Brian N. and Robin Kopeikin
Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked walls varying in height from 6 inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18 foot tall Cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Review after Final continued from May 7, 2012, for minor design alterations to the approved 6-foot stucco wall and site landscaping to the site walls along Barker Pass Road only. The alterations to the wall along the interior property line will be reviewed at a future date.)

(5:20)

Present: Kimberly True, Architect; Phil Suding, Landscape Architect; and Brian and Robin Kopeikin, Owners.

Public comment opened at 5:34 p.m.

- 1) John Matuszeski (neighbor); requested substantial landscape plantings and vegetation and special consideration for stabilization of the steep bank.
- 2) Mindy Wolfe, Attorney, opposition; requested that the maximum allowed height of the vegetation be maintained at or below the height of the wall along Barker Pass Road.

Letters of concern were acknowledged from: Paula Westbury, Mindy Wolfe, Attorney for Patricia Rumpza; Robert Sailors, Pamela Hazard, Keith Moore, Sarah Monroe, and Cynthia Brokaw.

Public comment closed at 5:43 p.m.

Motion: The plant palette is acceptable as proposed with provisions for the maximum height of the landscaping, with the exception of the two proposed trees, to be maintained at the top of the wall cap (not the columns) along Barker Pass Road, and continued indefinitely to Full Board for final review of the complete site walls, landscaping and details.

Action: Sweeney/Woolery, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 6:05 P.M., AND RECOVERED AT 6:29 P.M. ***

CONCEPT REVIEW - NEW ITEM

6. 136 SAN RAFAEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-194-014

Application Number: MST2012-00213

Owner: Mairid Svensson Revocable Trust

Designer: Robert Paul Design

(Proposal for a facade and interior remodel, and a 108 square foot first story addition to an existing two-story 1,877 square foot single-family residence and a 365 square foot attached two-car garage. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided.)

(6:29)

Present: Robert Foley, Agent.

Public comment opened at 6:36 p.m. As no one wished to speak, public comment was closed.

A letter of concerns from Paula Westbury was acknowledged.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board generally found the proposed contemporary architectural design to be acceptable.
- 2) Provide finish materials and details of the front terrace.
- 3) Provide a landscape plan, including planting details around the front terrace.
- 4) On the south elevation, study breaking up the vertical plane with a horizontal element.
- 5) Study design alterations to minimize the overall massing of the proposed roof element above the existing roof deck; suggestions included to consider a horizontal element and appropriate post/columns to support the roof element.
- 6) Specify all proposed improvements at the existing roof deck, including the counter top location, configuration, and details.
- 7) Provide chimney cap details.

- 8) Provide locations and details of all proposed windows, and provide a solution if the round window on west elevation is to be eliminated.
- 9) Provide complete architectural drawings of all elevations (rather than renderings); Provide a complete site plan, indicating all site improvements.
- 10) Provide photographs taken from the existing deck looking down into the adjacent yards.
- 11) Provide a sample of the proposed wall material in lieu of stucco.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1913 LAGUNA ST

E-1 Zone

Assessor's Parcel Number: 025-391-020
Application Number: MST2012-00200
Owner: Hubert Leveque
Architect: Peter Becker Architect

(Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; Concept review. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval.)

(7:05)

Present: Peter Becker, Architects and Tom Henson, Associate.

Public comment opened at 7:18 p.m. As no one wished to speak, public comment was closed.

An email of expressed concerns from Bruce Stouffer, and a letter from Paula Westbury were acknowledged.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board can support a two-story design solution for the existing site, however suggestions were discussed to be more sensitive in context for a more traditional approach to the proposed modern architecture.
- 2) To address the Board's concerns regarding the proposed contemporary architectural style, provide additional supportive design graphics, and computer generated graphic modeling of the proposed contemporary design with regard to the existing streetscape and compatibility with the neighborhood.
- 3) Study the location of the second-story footprint of the contemporary design approach, and if kept in the current location provide supporting screening solutions when viewed from the street.
- 4) Study a more traditional design approach compared to the proposed contemporary design.
- 5) Provide additional details of the (possible historic) existing stone wall.
- 6) Study the location of the proposed roof deck within the context of the proposed site plan.

- 7) Provide consideration of architectural finish details of elements visible from the street to be more natural wood elements or rust color metal elements, or coloration that is compatible with the Santa Barbara Sandstone material/colors.
- 8) Provide a color and materials board.
- 9) Provide a complete site landscape plan.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

**** MEETING ADJOURNED AT 7:48 P.M. ****

CONSENT CALENDAR (11:00 a.m.):

REVIEW AFTER FINAL

A. 227 LA VISTA GRANDE

E-1 Zone

Assessor's Parcel Number: 015-142-016
Application Number: MST2010-00292
Owner: William W Coglizer, Living Trust
Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one-story residence, with an attached 410 square foot garage below, resulting in a 2,203 square foot residence with an attached one-car garage and workshop on a 17,685 square foot lot in the Hillside Design District. The proposal is 50% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final for a screened, two-car, uncovered parking area in the remaining front yard.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced.

CONTINUED ITEM

B. 779 N ONTARE RD

E-3/SD-2 Zone

Assessor's Parcel Number: 053-031-025
Application Number: MST2012-00162
Owner: David and Mary Elizabeth Chatenever
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions, and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

(Project Design and Final approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on April 30, 2012.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

CONTINUED ITEM

C. 30 RUBIO RD

E-1 Zone

Assessor's Parcel Number: 029-342-020
Application Number: MST2012-00141
Applicant: Tom Smith
Architect: J.R. Walz
Owner: Cindy and Wayne Weckler

(Proposal to convert 472 square feet of existing unfinished basement area as a new lower floor addition to an existing 1,584 square foot, one-story, single-family residence, with an attached 274 square foot one-car garage, located on a 6,286 square foot lot in the Hillside Design District. The proposal includes door and window alterations, the removal of the as-built deck from within the required interior setback, and replacement with new steps at grade. The proposal will result in a two-story, 2,330 square foot single-family residence, and is 85% of the maximum required floor-to-lot area ratio (FAR).

(Project Design Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on May 29, 2012.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

CONTINUED ITEM

D. 1132 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-181-015
Application Number: MST2012-00183
Owner: Eileen Mira
Applicant: Myles Steimle
Contractor: California Pools

(Proposal for a 450 square foot in-ground swimming pool and spa, and associated pool equipment. The existing 16,117 square foot parcel, located in the Hillside Design District, is currently developed with an existing two-story, single-family residence. No change is proposed to the existing residence.)

(Project Design and Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on May 29, 2012.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood

Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

CONTINUED ITEM

E. 903 ALSTON RD

A-2 Zone

Assessor's Parcel Number: 015-174-018
Application Number: MST2012-00190
Owner: JW Realty, LLC
Architect: Al Winsor

(Proposal for site alterations for an existing parcel currently developed with a single-family residence located on a 26,570 square foot lot in the Hillside Design District. The alterations include the demolition of existing retaining walls, construction of new site retaining walls, a new entry gate with columns, alterations and expansion to an existing carport, and resurface of the existing driveway and replacement of a portion of existing gravel driveway with permeable pavers. Other site improvements include new patios and decks, new trellis, new site landscaping and drainage, approximately 100 cubic yards of grading, and exterior lighting. A portion of the new retaining walls, located along the street frontage, is also proposed to occur on the adjacent neighbor parcel at 901 Alston Rd.)

(Project Design Approval is requested. The project requires landscaping review. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval.)

Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent with conditions:

- 1) Provide a color and materials board.
- 2) Provide compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior to review for Final Approval.
- 3) The driveway shall be reviewed by the Fire Department for compliance with Ordinance requirements.
- 4) Provide an Irrigation Plan.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**F. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016
Application Number: MST2011-00151
Owner: 2547 Medcliff, LLC
Architect: Harrison Design
Agent: Suzanne Elledge Planning & Permitting Services
Designer: Margie Grace

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11-acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six-foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11-acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission Review of a Coastal Development Permit.)

(Review After Final continued for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last reviewed by SFDB on May 21, 2012. Project requires review of architecture and landscaping.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced.

CONTINUED ITEM**G. 958 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-010
Application Number: MST2012-00020
Owner: Daniel Greiwe and Phyllis Myers
Designer: Chris Cottell
Landscape Architect: Chris Gilliland

(Proposal to construct 353 square feet of new additions to include 203 square feet on the ground floor and 150 square feet on the second floor, and an exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,787 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approval of landscaping is requested. The project received Final Approval of architecture on April 30, 2012.)

Ms. Barbara Bonadeo was present to express her concerns.

Project Design Approval and Final as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the condition that the location of the pool equipment structure shall be moved up hill closer to the pool.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery** (Items E, F, and G).

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